

Executive Summary Report

Appraisal Date 1/1/00 - 2000 Assessment Roll

Specialty Name: Mini-Storage

Sales – Improved Analysis Summary:

Number of Sales 4

Range of Sales Dates: 1/97 – 1/00

Sales – Ratio Study Summary:

	Avg. Improved Value	Sale Price	Ratio	COV
1999 Value	\$3,480,600	\$ 3,894,000	94.0%	15.24%
2000 Value	\$ 3,909,000	\$ 3,894,000	103.1%	12.59%
Change	+\$ 428,000		+9.1%	-2.65%
% Change	+1.12%		+9.68%	-82.61%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –2.65% and –82.61% actually represent an improvement.

Sales used in Analysis: All sales verified as good were included in the analysis.

Total Population - Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$107,232,500	\$216,884,900	\$324,117,400
2000 Value	\$124,103,900	\$243,118,100	\$367,222,000
Percent Change	+15.73%	+12.09%	+13.29%

Number of Parcels in the Population: 141

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.